

PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

DC Ranch Village Health Studio And Spa

REQUEST

Request to approve a conditional use permit for a health studio on a 6.3 +/- acre parcel located at the southeast corner of Union Hills Drive and Thompson Peak Parkway with Planned Commercial Center, Planned Community District (PCC, PCD) zoning.

13-UP-2003

Key Items for Consideration:

- The property is located in a planned mixed-use area.
- The use will not have a negative impact on traffic or existing and planned development.
- Adequate parking will be provided.

Related Policies, References:

54-ZN-1989#1 thru 5
Development Agreement

OWNER

DC Ranch L.L.C.
480-367-7000

APPLICANT CONTACT

Karrin K. Taylor
Biskind, Hunt & Taylor, P.L.C.
602-955-3452

LOCATION

10101 E Thompson Peak Py

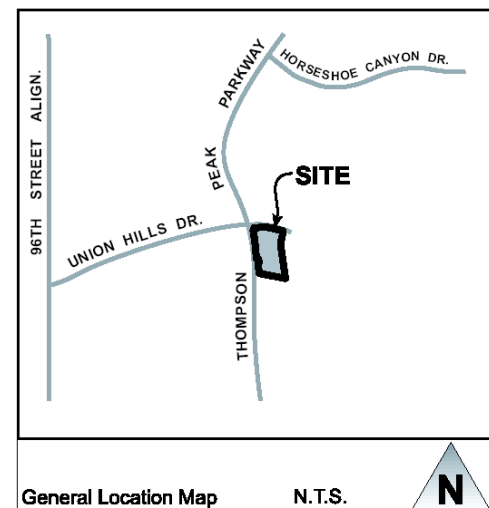
BACKGROUND

Zoning.

DC Ranch is a master planned community. The site is zoned Planned Community Center/Planned Community District (PCC/PCD). The PCC/PCD zoning district allows a larger variety of commercial activities to serve a larger segment of population than a typical neighborhood shopping center. Health studios require approval of a conditional use permit in the PCC/PCD District.

Context.

This site is located at the southeast corner of the future Union Hills Drive and Thompson Peak Parkway intersection. The site is currently part of a larger stockpile area of rock and dirt generated from DC Ranch construction and grading. The site is located at the south end of DC Ranch's planned Town Center, which will be a mixed-use development consisting of office, retail,



and integrated residential uses. To the south is open desert but zoned residential (Toll Brothers) and part of the proposed McDowell Sonoran Preserve study boundary.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant proposes to construct a new 82,000 sq.ft. health studio as the first development in the DC Ranch Town Center. The building is oriented toward the planned mixed-use development to the north and east. Access will be from both Union Hills Drive and Thompson Peak Parkway. Limited on-street parking is proposed on Union Hills Drive, which will become a local street east of the Thompson Peak Parkway intersection and terminate at the Town Center.

The majority of the parking will be to the south of the building and will provide a buffer between the building activities and the residential district to the south. Outdoor swimming and play/event areas will be screened by privacy walls, and the remainder of the health studio activities will be indoors. The features of the health studio include aerobics, cardiovascular and weight equipment, sport courts, pool and spa facilities, juice and sandwich bar, lockers/changing rooms, and restrooms.

Development information.

- *Existing Use:* Vacant
- *Proposed Use:* Health studio
- *Buildings/Description:* 82,000 sq.ft including a 1,500 sq.ft. pool house
- *Parcel Size:* 6.29 acres
- *Building Height Allowed:* 56 feet
- *Proposed Building Height:* 56 feet (3 stories)
- *Floor Area:* 82,000 sq.ft.
- *Parking:* 274 spaces are required, 320 are provided

IMPACT ANALYSIS

Traffic.

The applicant has provided estimated client arrival times, and employee arrival and departure times. The health club plans to be open every day, 5:30 a.m. to 10:00 p.m. Monday through Friday, and 7:00 a.m. to 8:00 p.m. on weekends. Client turnover time is estimated at one and one half hour. The health club will also provide for ancillary functions including a full service spa with body treatments, a salon, and hair care facilities. It is anticipated that the proposed health studio will generate 1880 daily trips.

Thompson Peak Parkway is classified as a major arterial adjacent to the site. Union Hills Drive is classified as a minor arterial west of Thompson Peak Parkway. This section of Thompson Peak Parkway (south of Windgate Pass) and Union Hills Drive (from 91st Street to Thompson Peak Parkway) will be constructed as part of the current DC Ranch Communities Facilities District (CFD). Construction is planned to be completed by the Summer of 2004.

The current approved DC Ranch Master Circulation Plan shows Union Hills Drive extending east from Thompson Peak Parkway to serve the adjacent residential parcels. DC Ranch is proposing to modify the circulation plan to terminate Union Hills Drive just east of Thompson Peak Parkway serving the subject site and the commercial parcel to the north. The residential area east of this area would have access from Horseshoe Canyon Drive to the north.

Primary site access is provided from Union Hills Drive, which is planned to be signalized at Thompson Peak Parkway. A secondary site access is proposed on Thompson Peak Parkway south of Union Hills Drive. Staff is recommending that this access be restricted to right-in, right-out only per the approved master circulation plan.

Staff is concerned about the proposed design for Union Hills Drive as shown on the submitted site plan. Parking maneuvers for the angled parking may conflict with vehicles traveling east from Thompson Peak Parkway. Also, the proposed roundabout is not consistent with current federal design standards, which may lead to driver confusion. Modified designs for the angled parking and roundabout have been stipulated at the time of submittal to the Development Review Board.

Airport Vicinity.

This development is not located in the Scottsdale Airport Noise Influence Area.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***This use does not generate smoke, odor, dust, or vibration.***
 - ***Noise from operations will be contained on site.***
 - ***There will be no sports or field lighting. Building and parking lot lighting has been stipulated to be sensitive to the area.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***The traffic generation analysis demonstrates that the use will not have a negative impact on traffic.***
 - ***The secondary site access on Thompson Peak Parkway south of Union Hills Drive is stipulated to be restricted to right-in, right-out only.***
 - ***Modified designs for the angled parking and roundabout have been stipulated at the time of submittal to the Development Review Board.***

3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The project narrative and file contents do not lead to any other factors that could be materially detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *The use is compatible with the mixed-use development plans for the Town Center.*
 - *The use occurs within an enclosed building or behind privacy walls, and the operational characteristics will be compatible with the surrounding uses.*
 - *There will be sufficient parking on site.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

No additional conditions are specified in the Zoning Code.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated uses as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Community involvement.

The applicant has notified the DC Ranch community and the Ironwood Village community. An Ironwood Village resident has expressed concern about the use and the height of the proposed building. No other comments have been received regarding this request.

Community Impact.

This is the first development in the DC Ranch Town Center. The use will not have a negative impact on traffic or existing and planned development.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. Site Plan



DC Ranch Village Health Studio & Spa
Conditional Use Permit
Case # 13-UP-2003
Project Narrative

I. Project Overview

The purpose of this application is to request approval of a Conditional Use Permit ("CUP") for the DC Ranch Village Health Studio and Spa (the "Village Club") in an area of DC Ranch zoned PCC PCD. The subject property consists of approximately 6.3 acres and is located at the southeast corner of Union Hills Drive and Thompson Peak Parkway (the "Property") within the DC Ranch master planned community ("DC Ranch"). The Property is owned by DC Ranch L.L.C., an Arizona limited liability company ("Owner"). The Owner proposes to develop the Property with a health studio and spa that includes outdoor swimming pools for members.

II. Location

The Property is located at a major intersection within the DC Ranch Town Center. The Village Club is the first phase of the Town Center, which is planned to be a mixed-use development consisting of office, retail and integrated residential uses together with the Village Club. Access to the Village Club will be from Thompson Peak Parkway and through the main street of the Town Center (along the Union Hills Drive alignment).

III. Property Characteristics

The Property is currently undeveloped with some dirt and rocks stockpiled on the site. The majority of the Property is characterized as gently sloping to the southwest. There are no significant or Section 404 washes on the Property. The Property was vegetated with typical desert vegetation found in the area including saguaros, palo verde trees, etc.

IV. Description of Use

The Village Club is planned to be approximately 82,000 square feet in size. The building will be three (3) stories with a maximum height of fifty-six feet (56') in accordance with the amended development standards for DC Ranch set forth in the

Development Agreement dated October 19, 1998, as amended. Any architectural features will be in compliance with applicable height limitations. The indoor portion of the Village Club consists of active and related exercise areas including equipment for the purpose of physical fitness. The spa amenities consist of health and beauty treatments including, but not limited to, massages, wet treatments, manicures, pedicures, and a hair salon. In addition to the indoor facility, there will be outdoor amenities including a pool area with three (3) swimming pools and an event lawn area. A separate kid's yard is also located east of the building. Membership to the Village Club is open to the general public.

The building is located on the northern portion of the Property with parking along the southern portions of the Property. Parking will be provided within a landscaped parking lot and will include surface parking for approximately 320 cars in accordance with the requirements of the Development Agreement as well as other applicable City of Scottsdale requirements.

The Property will be landscaped consistent with the landscape palette set forth in the Environmental Design Master Plan for DC Ranch and will include desert varieties native to the area. Significant amounts of landscaping will be provided along the entire perimeter of the Property as well as parking lot landscaping.

The architecture for the Village Club will be consistent with the architecture themes contained in the master plan for this part of DC Ranch. Specifically, the design palette will be that utilized for the residential area of DC Ranch referred to as the Upper Canyon. The architectural styles have a Spanish origin and are being utilized to guide residential development in Silverleaf. The Upper Canyon Design Guidelines (the "Guidelines") encourage diversity by using a variety of Spanish architectural styles including Spanish Colonial, Mediterranean Revival, Spanish Mission and Ranch Hacienda. The Guidelines utilize the various architectural styles to create a sense of timeless quality by focusing on simple materials, detail and elegant massing. The architecture for the Village Club will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants, conditions and restrictions for DC Ranch as well as by the City of Scottsdale Design Review Board.

V. Compatibility with Surrounding Properties

The Village Club is planned for an area of DC Ranch that will include commercial, office, retail and integrated residential uses and therefore is compatible with and will complement uses planned for the Town Center. Furthermore, given the recreational nature of the use, this type of use is often compatible with residential uses.

While the Village Club is compatible with planned adjacent uses, all of the surrounding property is currently undeveloped as reflected in Table 1 below.

Table 1

Property	Ownership Status	Existing Use	Existing Zoning
<i>Subject Property</i>	DC Ranch	Undeveloped	PCC PCD
North of Property	DC Ranch	Undeveloped	PCC PCD
East of Property	DC Ranch	Undeveloped	PCC PCD
South of Property	Toll Brothers*	Undeveloped	R1-10 ESL
West of Property	DC Ranch	Undeveloped	C-O/PCC PCD

*The property to the south of DC Ranch is zoned for residential use. The current plan for the property is to sell a portion of the area for inclusion in the McDowell Sonoran Preserve, leaving the area permanently undeveloped. In the event the area is developed for residential uses, the Village Club is a compatible use with the buildings and pool area being situated a minimum of 300 feet north of the southern boundary of DC Ranch.

VI. Justification

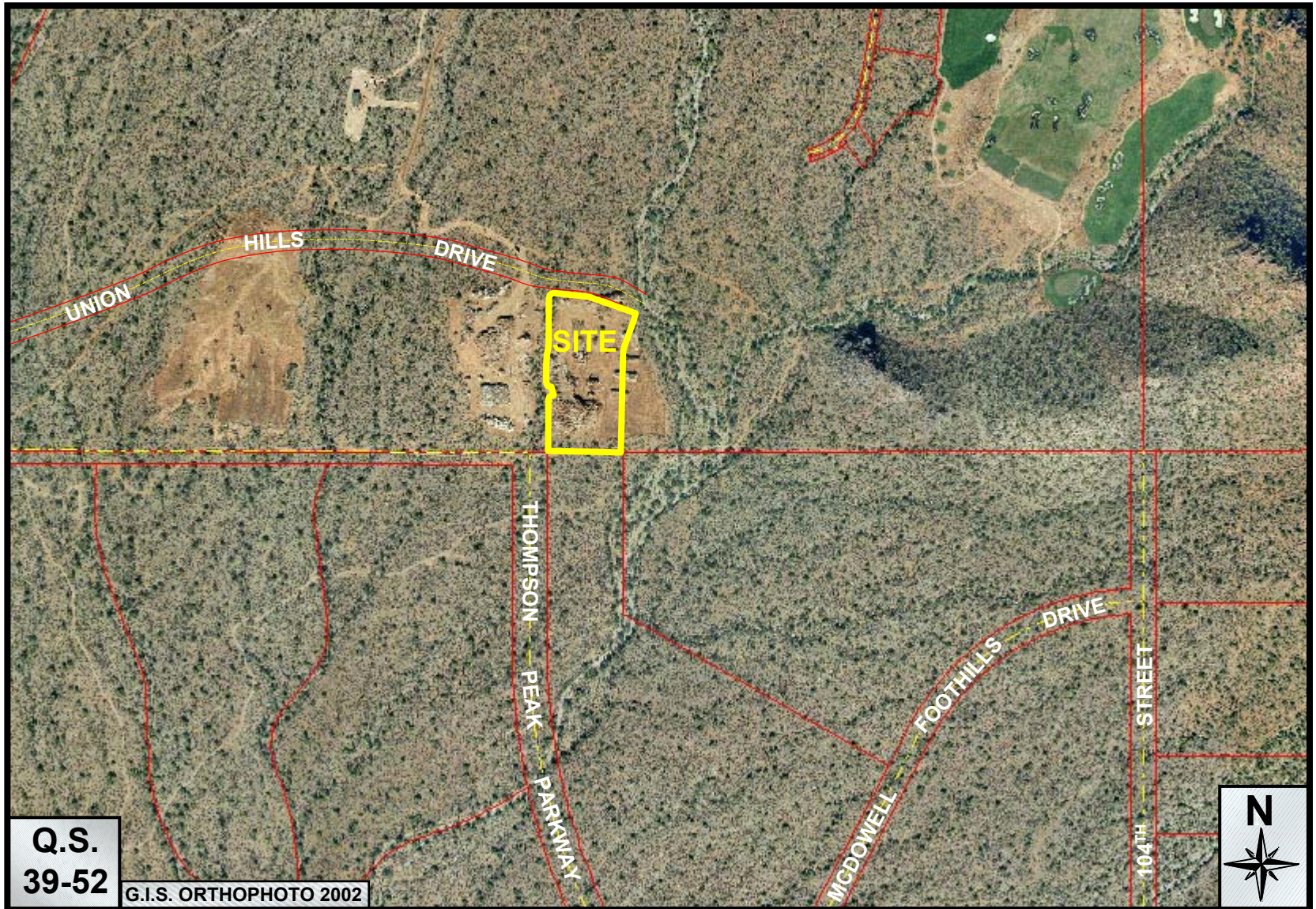
The approval of the CUP for the Village Club will not result in the creation of any negative impacts and it will not be materially detrimental to the public health, safety or welfare of the public or surrounding area. The use will not create any nuisance such as noise, smoke, odors, dust, vibrations or illumination other than what would typically be associated with a PCC use. During the construction phase, all dust control permits will be obtained and mitigation efforts will be conducted to minimize fugitive dust.

Additionally, the Village Club will be located in the Town Center, which is a mixed-use commercial and residential area and therefore it is properly located. Furthermore, the Property is located along two (2) major roadways that serve as major collectors for DC Ranch.

VII. Summary

The approval of the CUP for the Village Club is appropriate for the following reasons:

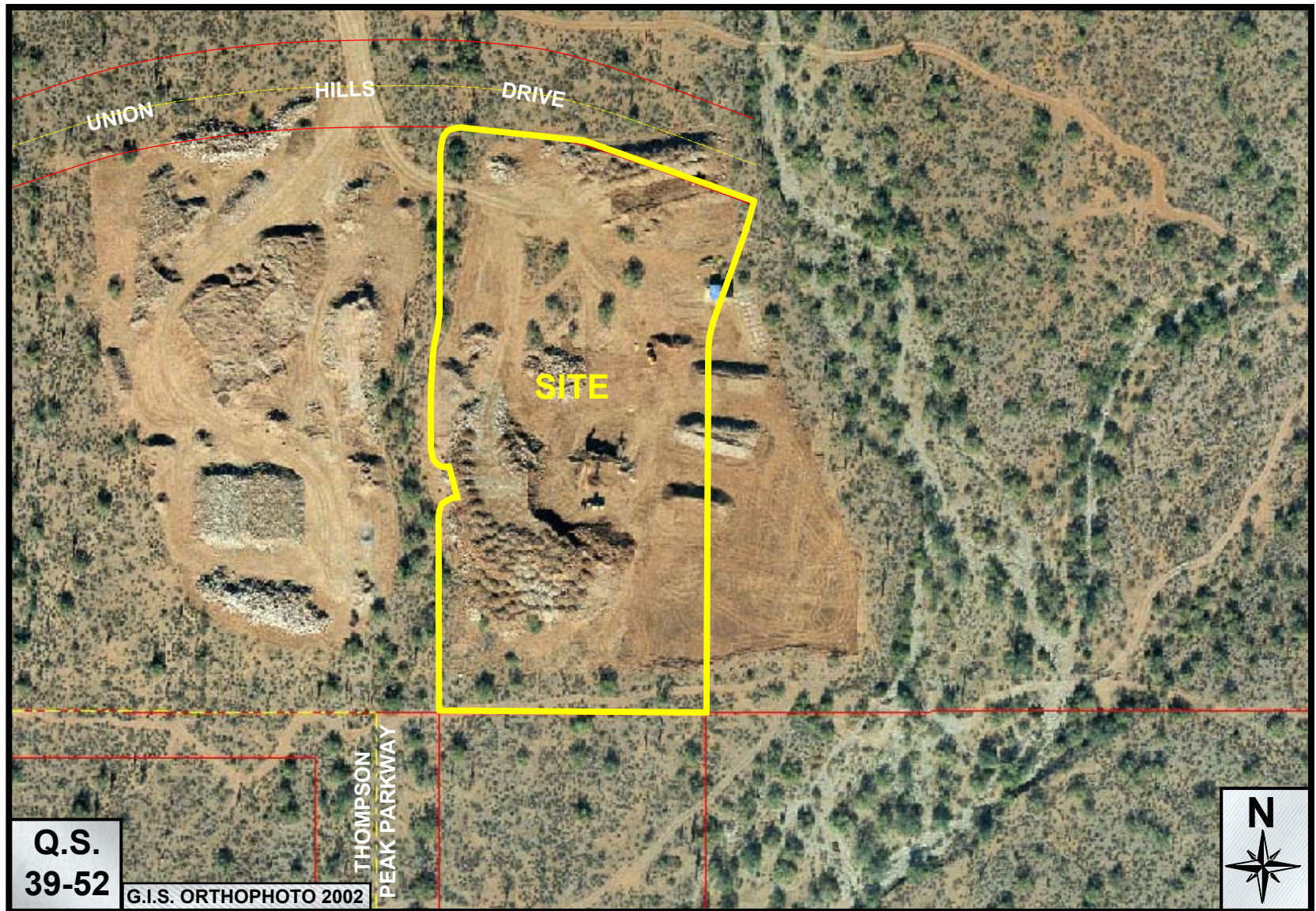
- 1) The Village Club is an appropriate use for the Property and is compatible with the mixed-use Town Center.
- 2) The Village Club will be designed to the same high architectural standards as other commercial buildings within DC Ranch.
- 3) The granting of the CUP will not be materially detrimental to the public health, safety or welfare.
- 4) The Village Club will not create any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination other than what is typically permitted in the PCC zone district.
- 5) The Village Club is compatible with the planned uses on the surrounding properties.
- 6) The Village Club is an appropriate use for the area and in fact will serve a need in the north Scottsdale area for private health studios and spas.
- 7) The Village Club is located along Thompson Peak Parkway, which is a major roadway that will ultimately connect south to Bell Road.



The DC Ranch Village Health Studio

13-UP-2003

ATTACHMENT #2

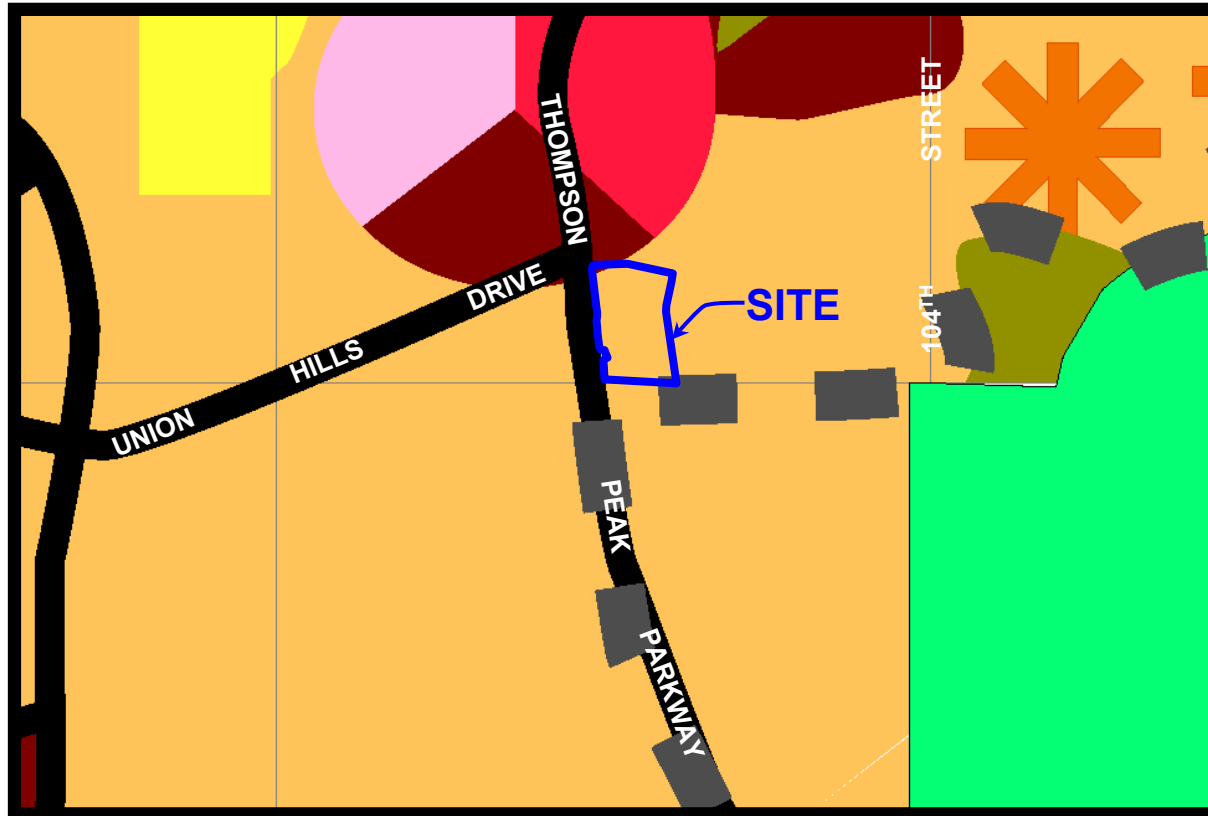


The DC Ranch Village Health Studio

13-UP-2003

ATTACHMENT #2A

General Plan

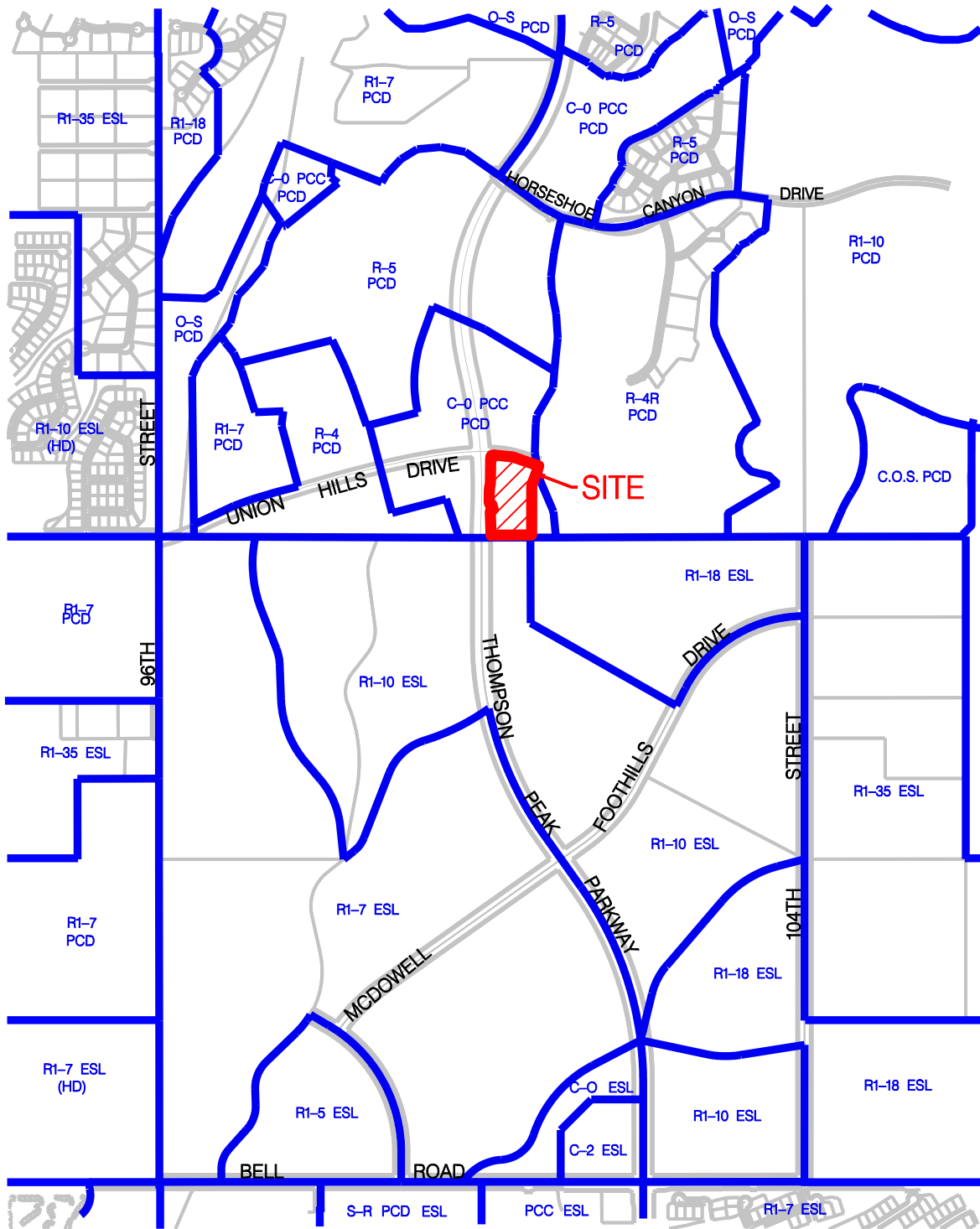


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|--|---|--|--|
| | Rural Neighborhoods | | Commercial |
| | Suburban Neighborhoods | | Office |
| | Urban Neighborhoods | | Employment |
| | Mixed-Use Neighborhoods | | Natural Open Space |
| | Resorts/Tourism | | Developed Open Space (Parks) |
| | Shea Corridor | | Developed Open Space (Golf Courses) |
| | Mayo Support District | | Cultural/Institutional or Public Use |
| | Regional Use District | | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| | McDowell Sonoran Preserve (as of 4/2002) | | |
| | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
| | City Boundary | | Location not yet determined |



13-UP-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



13-UP-2003

ATTACHMENT #4



STIPULATIONS FOR CASE 13-UP-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Butler design Group Architects and Planners and dated 6/6/03. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. BUILDING HEIGHT LIMITATIONS. Building heights shall conform to the development standards of the district in which the building is located, and to case 54-ZN-89#2, to the satisfaction of City staff.
3. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
4. OUTDOOR PARKING LOT, SITE, BUILDING ACCENT, AND BUILDING MOUNTED LIGHTING. To the satisfaction of the Development Review Board, the developer shall provide plans, details, and fixture cutsheets designed in conformance with the DC Ranch Planning Unit II & IV Thematic Character Study and shall incorporate the following stipulations:
 - A. Parking Lot, Site, Building Mounted Lighting:
 - 4.A.1 The maintained average horizontal illuminance level, at grade on the site, including the canopy area, shall not exceed 1.5 foot-candles. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6 foot-candles.
 - 4.A.2 The initial maximum vertical illuminance at 6.0 foot above grade, along the entire perimeter of the property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - 4.A.3 All exterior light fixtures shall be full cut, as defined by the IESNA, unless otherwise approved by the Development Review Board.
 - 4.A.4 All exterior parking lot, site and building mounted lighting, excluding security lighting, shall be turned off at 10 PM, or 1 hour after the conclusion of business hours which ever is later.
 - B. Building Accent Lighting:
 - 4.B.1 If provided, all exterior building accent up lighting shall be an incandescent light source, and shall be turned off at 10 PM.
5. EXTERIOR POOL LIGHTING. To the satisfaction of the Development Review Board, the developer shall provide plans, details, and fixture cutsheets designed in conformance with the DC Ranch Planning Unit II & IV Thematic Character Study. All exterior pool lighting, including below water lighting, but excluding security lighting, shall be turned off at 10 PM

ENVIRONMENTAL DESIGN

1. **SCENIC CORRIDORS.** The scenic corridor along Thompson Peak Parkway shall be provided in accordance with the case 54-ZN-89#2, to the satisfaction of City staff.

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Thompson Peak Parkway Major Arterial	Minimum 75' half street	Major Arterial, interim four lane cross section	A, B
Union Hills Drive			A, C

- a. The streets adjacent to this site shall be designed and constructed in conformance with the approved DC Ranch Master Circulation Plan for Planning Units 3, 5, and 6 or approved revisions.
 - b. The developer shall construct a minimum eight-foot sidewalk along Thompson Peak Parkway or an approved alternate pedestrian route, as determined by city staff.
 - c. The classification and cross section for the section of Union Hills Drive east of Thompson Peak Parkway has not been defined in the approved DC Ranch Master Circulation Plan. The proposed design and cross section for this roadway shall be approved by the Transportation Department prior to the acceptance of any Development Review Board (DRB) submittal for this site. The design shall be modified to eliminate the conflict of vehicles backing out of the angled parking spaces; the proposed roundabout shall be modified to be in general conformance with United States Department of Transportation and Federal Highway Administration roundabout design guidelines; and the westbound approach to Thompson Peak Parkway consist of a minimum of three lanes.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Thompson Peak Parkway - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved street entrance.
 - b. Thompson Peak Parkway - There shall be one site driveway from Thompson Peak Parkway, located approximately 550 feet south of Union Hills Drive. Access at this location shall be restricted to right-in, right-out unless otherwise approved by the Transportation General Manager.
 3. **EASEMENT REQUIREMENTS.** With the Development Review Board submittal, the applicant shall identify whether Union Hills Drive adjacent to the site is a public or private street. If this section of Union Hills Drive is private, it shall be contained in a tract that is dedicated in a manner that provides access to the adjacent parcels to the north and east. Before any final plan approval, the developer shall dedicate a traffic control easement over Union Hills Drive at the intersection of Thompson Peak Parkway in a form acceptable to city staff.
 4. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city

staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal for this project, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Demonstrate consistency with the accepted addendum to the master drainage report and plan entitled "DC Ranch Planning Units III, V, and VI Addendum to Part 4 Drainage Plan Study," dated December 25, 2001. The final drainage report shall specifically discuss which detention basin (as listed in Section 4 of the addendum) is providing storage for this site and the location of the detention basin in relation to this site.
 - b. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - c. Determine easement dimensions necessary to accommodate design discharges.
 - d. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - e. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - f. Include a complete description of requirements relating to project phasing.

ADDITIONAL INFORMATION FOR CASE 13-UP-2003

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. A plan indicating the treatment of washes and wash crossings,
 - b. Wall design,
 - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. Scenic corridors and buffered parkways,
 - e. Improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. Alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
2. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
3. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

Table 1 contains estimated trip generation for this project based on the data provided by the applicant. Information is provided on the morning, 8 to 9, and afternoon, 5 to 6, typical adjacent street peak traffic hours, which are also the estimated morning and afternoon peaks for the proposed health club.

LAND USE	SIZE	TABLE 1						
		AVERAGE WEEKDAY TRIPS						
		DAILY	A.M. PEAK HOUR (8:00-9:00 A.M.)			P.M. PEAK HOUR (5:00-6:00 P.M.)		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Health Studio	82,000 S.F.	1880	94	90	184	100	98	198



CASE NO: 198-PA-2003

PROJECT LOCATION: Southeast corner of Thompson Peak Parkway and Union Hills Drive within DC Ranch

COMMUNITY INPUT CERTIFICATION

It is valued in the City of Scottsdale that all applicants for rezoning, use permit, and/or variances will inform and will invite input from neighboring residents, affected school districts, and other parties that may be impacted by the proposed use. The application shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type	Of	Contact
		Meeting	Phone	Letter
	A notice of the Planning Commission and City Council hearings for the Conditional Use permit will be placed on RanchNet, the intra-network for DC Ranch			
	A sign will be posted on site pursuant to the City posting requirements.			


Signature of owner/applicant

June 1, 2003

Date

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ATTACHMENT #7

13-UP-2003
6/6/2003

